LCS INC.
Environmental and Real Estate Consultants

CORPORATE OFFICES
232 DELAWARE AVENUE, SUITE 33
BUFFALO, NEW YORK 14202

PO BOX 406
BUFFALO, NEW YORK 14205

TEL: 800.474.6802
716.845.6145
FAX: 716.845.6164
www.lenderconsulting.com

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BROWNFIELD CLEANUP PROGRAM OPERATION, MAINTENANCE AND MONITORING MANUAL
For
432 NORTH FRANKLIN STREET SYRACUSE, NEW YORK

BCP AGREEMENT NO: B7-0615-02-06
SITE NO. C734089

Prepared for:

Franklin Properties, LLC and
432 North Franklin Properties, LLC
221 West Division Street.
Syracuse, New York 13204

Prepared by:

Lender Consulting Services, Inc.
PO Box 406
Buffalo, New York 14205

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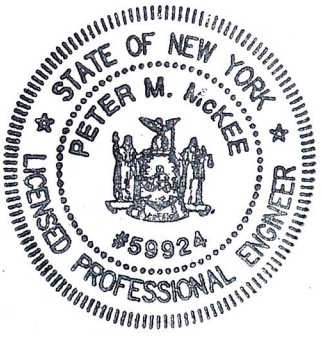

Peter M. McKee, P.E.

OPERATION, MAINTENANCE AND MONITORING MANUAL
432 NORTH FRANKLIN STREET, SYRACUSE, NEW YORK

Table of Contents

Table of Contents

FIGURES

APPENDICES

1.0 INTRODUCTION

1.1 Background

The subject property was formerly used as an industrial and manufacturing facility. Prior environmental investigations completed by Environmental Resources Management (ERM) pursuant to NYSDEC approved work plan identified areas of environmental impairment at the subject property impacted by volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and heavy metals.

While remedial action has been completed, an Operation, Maintenance and Monitoring (OM&M) manual is required for the subject property to any potential impact remaining on-site.

This manual addresses the following items.

- health and safety;
- intrusive work (i.e., soil excavation);
- monitoring of sub slab depressurization system;
- general site maintenance; and,
- groundwater Monitoring.

This manual may require amending depending upon the nature of the work being completed.

2.0 PURPOSE AND SCOPE

2.1 General

The OM&M Officer will be in charge of proper implementation of the OM&M Plan. The OM&M Officer must be a qualified environmental professional. This OM&M manual sets forth procedures to be followed by the owner, its' agents or any future party for activity involving occupancy of the on-site structure, excavation on-site and monitoring of groundwater. The groundwater monitoring will only be completed for a period of two years or until the NYSDEC determines continued groundwater monitoring is no longer necessary.

This manual may require modification from time to time to include on any new information that becomes available, if the subject property use and/or building configuration is changed, or if governing regulations change.

3.0 SUB SLAB DEPRESSURIZATION SYSTEM

Annually, the sub slab depressurization system should be inspected pursuant to an annual inspection checklist to confirm each of the four electric blowers is operating. This can be determined by listening to each of the blowers. If any of the blowers are inoperative, they should be serviced by qualified personnel. The locations of each of the blowers are identified on Figure 1. The inspection checklist is located in Appendix A.

If any of the blowers are not operational, the OM&M Officer should be contacted immediately and the blower replaced with one of equal or greater capacity. Sampling of the individual monitoring points is not required.

4.0 HEALTH & SAFETY

There are potential health and safety concerns associated with the presence of contamination at this site. These and other concerns, including but not limited to general safety practices, work permits, excavation shoring/bracing requirements, ladders, excavation barriers, confined space entry procedures, explosive gas monitoring, mechanical/electrical lock-out procedures, back-flow prevention, notifications, and so forth are not addressed herein. It is the responsibility of the owner, contractor, utility company or any others involved in excavation activity to identify and comply with all applicable requirements of, OSHA, and other local, state and federal agencies.

5.0 SOILS MANAGEMENT PLAN

Exterior portions of the subject property have been capped with asphalt, concrete or clay to minimize groundwater infiltration and contact with contaminated soils. Anytime any of these barriers must be disturbed, they must be diligently restored to original conditions. Orange construction fencing overlies the clay cap (beneath the top soil) and acts as a warning barrier to anyone performing excavation on-site. Prior to completion of any excavation deeper than the warning barrier, the OM&M Officer must be notified and the requirements of this Soil Management Plan (SMP) implemented. Areas subject to restrictions pursuant to the New York State Brownfield Program and covered by the SMP are identified on Figure 2.

It is anticipated that excavation would most commonly be related to building renovation, building construction and the emergency repair, maintenance, improvement or replacement of underground utility lines, such as water mains and sewers, and appurtenant structures. As a result, the SMP has been prepared with the following user groups in mind:

- Water Department (including emergency work crews);
- Public Works Department;
- Contractors;
- Utility workers;
- owner; and,
- NYSDEC and other relevant agencies.

It should be understood that in an emergency where human life may be at risk, the procedures outlined herein may be bypassed.

Excavation performed in the AOCs noted above may encounter substances containing contaminants which exceed NYSDEC guidelines for protection of human health and the environment. Unless special precautions are taken, the presence of the contaminants in excavated material could potentially lead to chemical exposure to excavation workers, and ultimately the community or the environment.

The owner is responsible to make all persons who may be involved with excavation, such as private contractors or utility companies, aware of the SMP standards. The owner will expect these groups to follow these standards. There are potential health and safety concerns associated with the presence of contamination. In addition, there are other general safety practices such as work permits, excavation shoring/bracing requirements, ladders, excavation barriers, confined space entry procedures, explosive gas monitoring, mechanical/electrical lock-out procedures, back-flow prevention, notifications, and so forth, which may be applicable but are not specifically addressed herein. It is the owner's, contractors', or utility company's responsibility, as the case may be, to identify and comply with all applicable local, OSHA, and relevant agencies' requirements.

Prior to conducting excavation activities, the owner shall submit to the NYSDEC an activity-specific SMP in accordance with the notification requirements set forth in this SMP. The activity-specific SMP will be considered an engineering control, and will therefore need to include an appropriate engineering analysis.

5.1 Soil Excavation Procedure

5.1.1 Supervision

An OM&M Officer will be in charge of proper implementation of the SMP. The OM&M Officer will be on-site at all times necessary to properly implement the SMP.

5.1.2 Site Preparation

Several general site preparation activities will be performed by the contractor prior to initiating any excavation activities. These preparation activities include utility clearances and identification, installation of erosion controls, provisions for site security, clearing and removal of any vegetation, and preparation of a "clean" access area as described in Section 5.1.7 of this manual.

5.1.3 Utility Clearance and Identification

Utilities that could affect or be affected by excavation activities will be identified prior to the initiation of any intrusive soil activities. Locations of all public utilities will be marked out by an independent company (DIGSAFE or equivalent). The property owner would be responsible for identifying privately-owned utilities. When all utility locations have been identified, the construction contractor will review the locations and determine if any utilities will be in conflict with the proposed construction plans. If any utility conflicts are identified, the construction contractor and the appropriate utility company will discuss what actions will need to be taken.

5.1.4 Erosion and Sedimentation Controls

The construction contractor will carefully conduct site-disturbing activities to minimize the erosion of soils and fill. Erosion controls are an integral part of the construction sequence and SMP and will be required to be in place prior to commencing any intrusive soil activities. The construction contractor will plan and conduct all site activities to minimize the extent of unprotected soil and to protect as much on-site vegetation as possible. In addition, the construction contractor will minimize the time that soil is left unprotected. Erosion control and soil excavation activities will follow the construction sequencing to maximize the effectiveness of the soil control strategy. The selection of specific erosion and sedimentation control measures during construction activities will depend on a number of parameters, including the type and duration of construction activities, site topography, type of ground covers, and maintenance considerations. The measures will include the use and placement of silt fencing, impermeable liner material, geotextile, rip rap, seed, and mulch. The sediment and erosion controls will be inspected on a daily basis and repaired immediately if damage is observed until a final surface cover has been provided in all areas.

5.1.5 Work Area Security

The construction contractor shall implement security measures at the site that provide safeguards for the general public and create a visual and protective barrier around excavation and excavated material locations. Security measures may consist of temporary fencing or barriers, warning tape, maintenance of sign-in/sign-out sheets, and practicing safe work procedures. The type of work area security will depend on the type of construction activities being performed and the location of these activities.

5.1.6 Clearing and Removing of Vegetation

To facilitate construction activities, existing vegetation, any movable structures, and other obstructions may be removed from the site after notification and approval of the owner and the NYSDEC. Any vegetation, movable items or structures that may have been in contact with contaminated soil/fill or may be contaminated will need to be characterized for disposal prior to removal from the site. Fugitive dust created as a result of any construction/excavation will be mitigated in accordance with the dust control procedures outlined in Section 5.1.15. Implementation of dust suppression will be determined by the OM&M Officer.

5.1.7 Clean Access Area

Due to the potential of encountering subsurface contamination during excavation activities, a "clean" transition area will be established at various locations for access/egress to specific work areas. The "clean" area will be used for equipment/material deliveries and loading of any contaminated material for off-site treatment or disposal. The type of "clean" area will vary depending on the anticipated level of contamination, location of the work area, and the type of work to be completed at the location. The construction contractor will evaluate the specific work required and upon approval of the OM&M Officer will designate a "clean" area to facilitate the progression of construction activities.

5.1.8 Soil Excavation / Grading, Handling, & Disposal During Excavation Activities

Due to the potential of discovering and handling contaminated soil in the AOCs, the construction contractor will be required to execute construction activities in a manner that minimizes the potential for inadvertent releases to the environment.

During construction activities the construction contractor will adhere to the following practices and precautions during any intrusive soil excavation or grading activities.

5.1.9 Personnel Training

Due to the presence of contaminated soils, in the areas governed by this SMP, the construction contractor will be required to use only personnel properly trained under the appropriate OSHA regulations. The types of required training will be determined by the OM&M officer.

5.1.10 Equipment

In general, the equipment used for any excavation or grading may involve on or more of the following: excavator, backhoe, grade-all, front-end loader, bulldozer, jackhammer or other suitable types of material handling equipment. All equipment used in the area subject to the SMP will be properly decontaminated at the end of its use in order to prevent any contamination from migrating from the site. The construction contractor will be responsible for implementing specific equipment cleaning procedures subject to approval of the OM&M Officer. These procedures should include the removal of any visible accumulations of soil on equipment tires or surfaces either manually or through the use of a high-pressure water spray. Any water, solids or sludge generated during equipment decontamination shall be managed in accordance with the requirements set below.

5.1.11 Handling and Storage of Excavated Material

Excavated material will be stockpiled on polyethylene sheeting and covered securely with polyethylene sheeting at the end of each workday to prevent any migration of contaminants due to wind or precipitation. Stockpiles are to be continuously maintained to promote proper drainage of precipitation off or around the stockpiles. Procedures for handling water that contacted contaminated material are discussed below. All equipment, vehicles, materials, and personnel used to maintain the stockpile area will undergo decontamination procedures prior to leaving the stockpile area and accessing other "clean" areas of the site. Handling of excavated material will be kept to a minimum to reduce the potential for contaminants being released to the environment.

5.1.12 Exposed Excavations

During construction activities the amount of exposed excavation is to be minimized whenever possible. At the end of each workday, exposed excavations are to be covered with polyethylene sheeting to prevent the potential migration of contaminants by precipitation or wind. In addition to covering exposed excavations, erosion and sediment control measures must be followed through the use of silt fencing, hay bails, mulch, or other methods approved by the OM&M Officer or the NYSDEC.

5.1.13 Site Restoration

The Contractor shall be responsible for providing, placing and compacting suitable backfill material from a clean source approved by the NYSDEC.

5.1.14 Characterization of Excavated Material

Prior to initiating any intrusive work in the area subject to the SMP, the owner will submit a Sampling and Analysis Plan (SAP) to the NYSDEC for approval. The SAP will specify the location, frequency and type of excavated material samples as well as the specific analytical parameters and methods. The SAP will govern waste characterization sampling for off-site disposal purposes.

The SAP will incorporate the analytical requirements of the proposed off-site disposal facility. The construction contractor will be required to maintain accurate records for all sample analysis performed during construction activities.

Unless otherwise tested, all excavated material will be assumed to contain the contaminants of concern at the maximum concentration detected during the voluntary investigation conducted by ERM. Those concentrations can be obtained from the property owner or the OM&M Officer prior to initiation of intrusive work.

All excavated material shall be disposed of off-site. The owner will be responsible for the transportation and disposal of the excavated material in accordance with applicable regulations.

Based on the analytical results obtained from the soil characterization described in the SMP, the soil will be classified. The classification will determine whether the soil must be disposed of as hazardous or non-hazardous waste. All soils must be transported by vehicles that have a valid 6 NYCRR Part 364 permit or equivalent.

Depending on the classification of excavated material (i.e., hazardous or non-hazardous) the NYSDEC and appropriate federal agency will be notified through documentation and reporting in accordance with all applicable requirements. Reportable information may include the type and concentration of contamination present, the expected or known quantity of the contaminated material, and the method of treatment or disposal of the contaminated material.

The construction contractor will set up a loading area along side the stockpiled excavated material and load the trucks from the edge. The off-site haul truck will be draped with polyethylene sheeting to protect the outside of the truck and tires from coming in contact with any excavated material. The trucks will be inspected prior to leaving the area to determine whether decontamination is required.

5.1.15 Dust Controls

Real-time monitoring of dust will be performed during excavation activity and handling of excavated material. The current standard for fugitive dust is for an integrated (average) measurement over a 15-minute sampling time. Particulate concentrations will be monitored continuously directly downwind of the work area. The particulate monitoring will be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment will be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration shall be visually assessed during all work activities. A background particulate level will be established for each work site.

If the work zone PM-10 particulate level is 0.1 milligram per cubic meter (mg/m^3) greater than background for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques will be employed. Work will continue with dust suppression techniques provided that work zone PM-10 particulate levels do not exceed 0.15 mg/m^3 above the background level and provided that no visible dust is migrating from the work area.

If, after implementation of dust suppression techniques, work zone PM-10 particulate levels are greater than 0.15 mg/m^3 above the background level, work must be stopped and re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the work zone PM-10 particulate concentration to within 0.15 mg/m^3 of the background level and in preventing visible dust migration.

All readings will be recorded and be available for review by the NYSDEC. The particulate levels referenced herein are guidance values applicable at the time this document was created, and are subject to change in accordance with applicable standards, criteria and guidance values at the time the work is to be performed.

In the event that the action level is reached, or if there is visible dust leaving the site, one or more of the following dust suppression techniques will be employed:

- Applying water on haul roads;
- Wetting equipment and excavation faces;
- Hauling materials in properly tarped containers;
- Restricting on-site vehicle speeds to 5 mph;
- Covering excavated areas and staged material after excavation activity ceases with polyethylene sheeting; and,
- Closing or completing excavations as soon as practicable.

Atomizing water sprays may be used to prevent overly wet conditions. If the above dust suppression techniques do not lower particulates to acceptable level, or if extreme wind conditions occur, work will be suspended until appropriate corrective measures are approved or the extreme wind conditions subside.

5.1.16 Storm water Management and Control

Construction activities may include subsurface utility installations and electrical duct banks and manholes, sheeting, piling, and the installation of new building and equipment foundations. During these activities and others which may impact storm water runoff, storm water management/sediment and erosion controls and discharge and necessary treatment will be installed.

In addition to the storm water management and control measures specified in this SMP, other local, state and federal regulations may apply.

5.1.17 Storm Water Run-on

Storm water run-on will be controlled during excavation activities through diversion to surface swales away from excavations. Run-on shall be diverted from entering the excavations through the construction and maintenance of soil berms wrapped with liner at the limit of excavations, deflection flows which are not impacted by construction or excavation activities to surface swales or natural drainage areas, or other equally effective methods.

As noted previously, all excavated material will be staged and shipped off-site for disposal.

- Soil Staging Area – The soil staging area will be constructed to prevent excavated material and runoff from entering surrounding areas.
- Erodible Soils – The removal of existing ground cover may expose erodible soils or fill. During construction activities, dust control measures will be implemented as described in Section 5.1.15, if required. Any landscaped areas disturbed during the project period will be treated in the appropriate manner by the placement of seed and mulch for grass areas.
- Temporary Measures – The construction contractor will implement temporary storm water control measures when erosion channels have formed and/or measurable sediment deposits have washed into low lying areas. The construction contractor will utilize such temporary storm water control measures as silt fencing, diversion dikes, check dams and/or temporary seeding to provide effective storm water management.
- Mechanical Retardation and Control of Runoff – The construction contractor will install temporary diversion dikes to prevent storm water runoff from excavated or disturbed soil areas within the project area.
- Vegetation and Mulch – Soil exposed during construction activities that will not have an impervious layer applied will be covered by grass seeds and mulch, or crushed stone upon completion of the project.

5.1.18 Dewatering excavations During Construction Activities

The construction contractor should, to the greatest extent possible, prevent water resulting from precipitation from entering open excavations through the use of earthen berms, swales or sedimentation basins. Any water that enters an open excavation will be classified and handled as contaminated water requiring treatment prior to discharge or disposal. Water which collects in the excavations as a result of groundwater intrusion shall be pumped from excavations as necessary when it impedes excavation, sampling, or affects the ability to achieve compaction of backfilled soils.

Water pumped from excavations will be discharged to temporary holding tanks or sedimentation basins. The collected water will be sampled, treated if necessary, and disposed of off-site in accordance with all applicable standards.

5.1.19 Equipment Decontamination Water

Water utilized in decontamination of equipment shall be supplied by fire hydrants located on-site, potable water from the city, or potable water from another off-site source.

All water utilized in equipment decontamination shall be treated off-site and discharged in accordance with all applicable standards. The construction contractor will set up portable decontamination stations to decontaminate heavy equipment or parts of heavy equipment (e.g., excavator bucket) at specific work areas.

5.1.20 Notification Requirements

The SMP protocols are activated by any excavation activity or movement of excavated material within any of the restricted areas identified within Figure 2. Except in emergencies, the owner shall notify the NYSDEC and submit an activity specific SMP (including the aforementioned SAP) for approval a minimum of thirty (30) calendar days in advance of the planned activity. The OM&M Officer and owner shall provide the approved, activity specific SMP to the contractors and subcontractors and be sure the contractors and subcontractors implement the activity specific SMP.

In the event of an emergency, the owner shall notify the NYSDEC as soon as practicable. If it was necessary to implement this SMP prior to notification and/or development of an activity specific SMP, the owner shall submit a report to the NYSDEC detailing how the SMP was followed and any necessary deviations.

6.0 GENERAL PROPERTY MAINTENANCE

Annually, the subject property should be visually inspected to confirm the integrity of all capped areas. If any damage (i.e., potholes, eroded areas, etc.) is noted, the OM&M Officer should be notified immediately so appropriate corrective action can be taken.

7.0 GROUNDWATER MONITORING

7.1 General

In an effort to monitor groundwater proximate to the down-gradient portion of the subject property, two permanent groundwater monitoring wells will be monitored annually for a period of one to two years or until the NYSDEC determines groundwater monitoring is no longer necessary. The monitoring wells are identified on Figure 3.

The following actions will be completed.

7.1.1 Groundwater Sampling

Groundwater sampling from monitoring wells includes initial recording of data, purging of the well, and collection of the sample.

Initial Data Recording

Groundwater sampling begins by locating the well to be sampled and recording the appropriate field data, as summarized below.

- Observations of the well (conditions of cap, collar, casing, etc.) and the ambient conditions (weather, surrounding area, date and time, sampling crew members,

and observers, if any.)

- Unlocking the well cover, surveying ambient air, upwind air, and air directly at the top of the well
- Taking a water level measurement, noting the reference point from which the measurement is made (typically a mark on the north lip of the inner casing).
- Sounding the bottom of the well and agitating/loosening accumulated silt/ sediment (this assumes sounding indicates minimal sediment accumulation and no need for well redevelopment).

7.1.2 Well Development/Well Purging

Each existing overburden monitoring (BCP MW1 and BCP MW2) well will be re-developed prior to sampling. The wells will be developed to remove residual sediments and to ensure good hydraulic connection with the water-bearing zone. Monitoring wells will be developed as follows.

After the initial observations are recorded, the total volume of water within the well is calculated. The well is then purged of at least three volumes of standing water. Purging will be accomplished by bailing with a new dedicated and disposable PVC bailer and rope, to remove water from the well. Prior to removal of the first volume of water, and after each subsequent volume of water removed, field parameters (pH, turbidity, temperature and specific conductance) will be measured and recorded to document the presence of representative water in the well (i.e., equilibration to steady readings), or as an indicator that conditions have not reached a steady state. Prior to sample collection, the variability of field testing results between successive well volumes should not vary by more than 10% for turbidity and specific conductance, $\pm$0.2 units for pH, and $\pm$0.5°C for temperature. The turbidity objective is less than 50 nephelometric turbidity units (NTUs); if parameters are stable but turbidity is still greater than 50 NTU, purging will continue until 50 NTU is achieved, or five well volumes are evacuated (whichever comes first). A minimum of three well volumes and a maximum of five volumes will be removed from each well prior to sampling.

In the event that groundwater recharge is slow, the purging process will continue until the well is purged "dry". After the water level has returned to its pre-purge level (or within a maximum of two hours), samples will be collected. If the water level is slow to recharge and does not reach to its pre-purge level within two hours, then samples can be collected after sufficient water has recharged, and the degree of recharge indicated in field notes with time and depth to water noted.

7.1.3 Groundwater Sampling

Prior to groundwater sampling, monitoring wells will have been developed as described in Section 7.1.2. Bailers will be used for sample collection and will be equipped with a bottom check-valve. Bailers will be dedicated and made of disposable PVC. Bailers will be clean upon arrival at the site; therefore, site decontamination of bailers will not be necessary. Bailers will be lowered gently with minimal water agitation into the well with dedicated polyethylene or polypropylene rope.

7.1.4 Sample Collection

Once field parameters are within specific limits as described above, groundwater will be collected for analysis. Groundwater for VOC analysis will be collected first.

Two or three (depending on laboratory-specific requirements) 40-ml glass vials (with Teflon septa) will be used to collect samples for VOCs. The vials will be filled by gently pouring water from the top of the bailer into the vial until a convex meniscus is formed. The vials will be filled concurrently, alternating between vials. The vials will then be capped, inverted and inspected for air pockets/bubbles that may be present on the inside surfaces of the vial. If any bubbles or aggregate of bubbles are observed, then a new sample will be obtained either using a new vial or the same vial.

Subsequently sampled water will be collected for the remaining and field parameter testing. The remaining sample bottles will be filled sequentially in the following order:

- Semi-volatile organic compounds (SVOCs); and,
- Total metals.

7.2 Quality Assurance and Quality Control (QA/QC) Sampling

In order to provide control over the collection of environmental measurements and subsequent validation, review and interpretation of generated analytical data, QA/QC samples are required.

7.2.1 Equipment (Rinsate) Blanks

The purpose of this sample is to assure proper decontamination of the soil sampling equipment. As the sampling equipment will consist of new dedicated and disposable bailers and rope, equipment blanks will not be collected.

7.2.2 Trip Blanks

The purpose of the trip blank is to determine whether the sample vials and/or samples have been impacted by contaminants throughout their use. Trip blanks consist of a set of sample bottles filled at the laboratory with laboratory demonstrated analyte free water. These bottles will accompany the bottles that are prepared at the lab into the field and back to the laboratory, along with the collected samples for analysis. These bottles are never to be opened by sampling personnel. Each trip blank will be analyzed for volatile organic parameters only. Trip blanks must be included at a rate of one per sample shipment except that a trip blank is not required when the only aqueous samples in a shipment are QC samples (rinsate blanks).

7.2.3 Duplicate Samples

The purpose of these samples is to assess the quality of the laboratory analyses. Duplicate aqueous matrix samples will be collected at a frequency of one per 20 environmental samples submitted for laboratory analysis.

Each duplicate sample should be created by alternating filling sample containers in nearly equal portions. This will help to make sure that the two samples are homogenous.

FIGURES

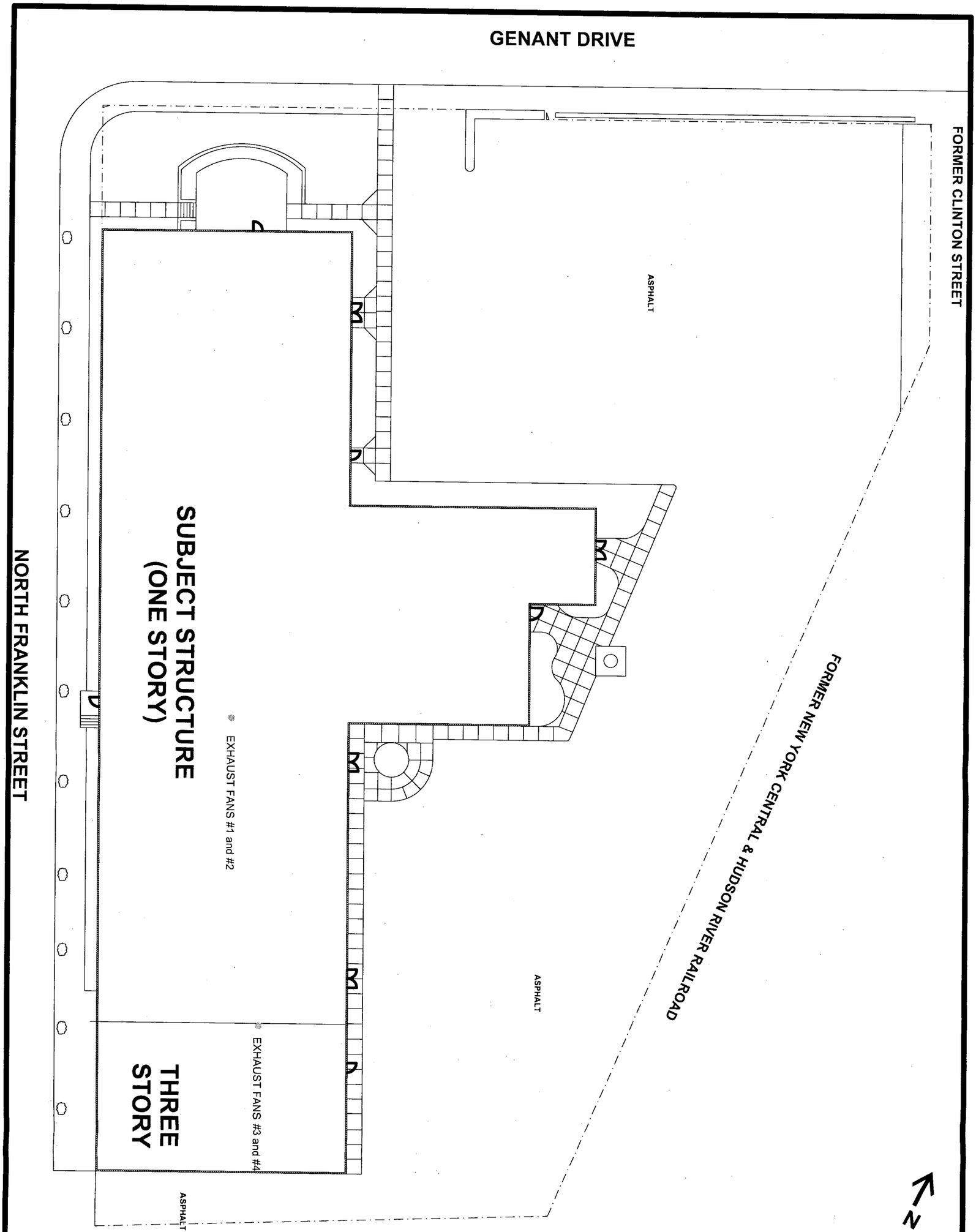

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FIGURE 1- BLOWER LOCATIONS

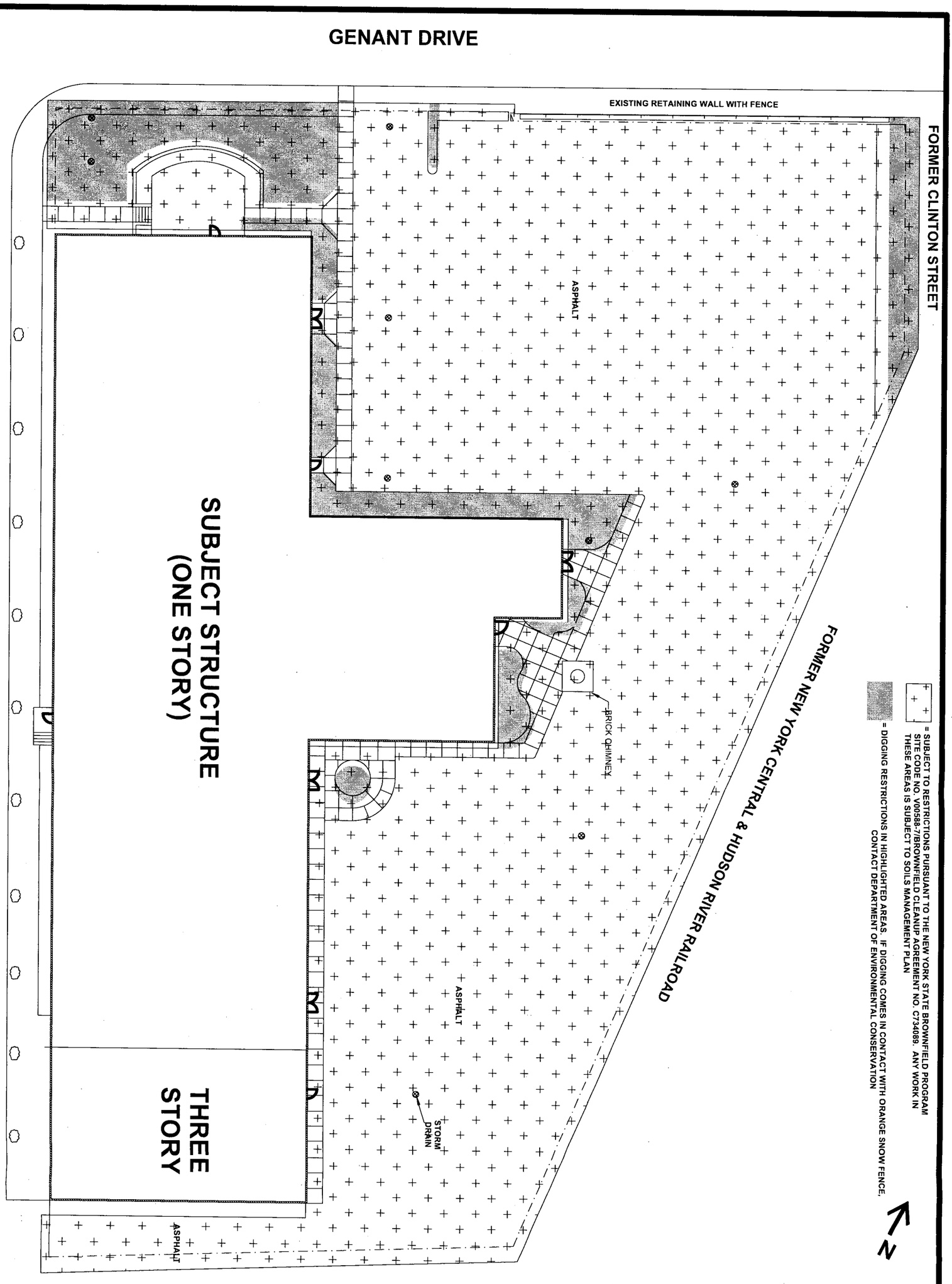
432 FRANKLIN STREET
SYRACUSE, NEW YORK

Drawn by: DPS

Checked by: DBR

0 30 60
Approximate Scale in Feet

LCS Project # 04S854.26



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BROWNFIELD CLEANUP PROGRAM
FIGURE 2- RESTRICTED CAPPED AREAS

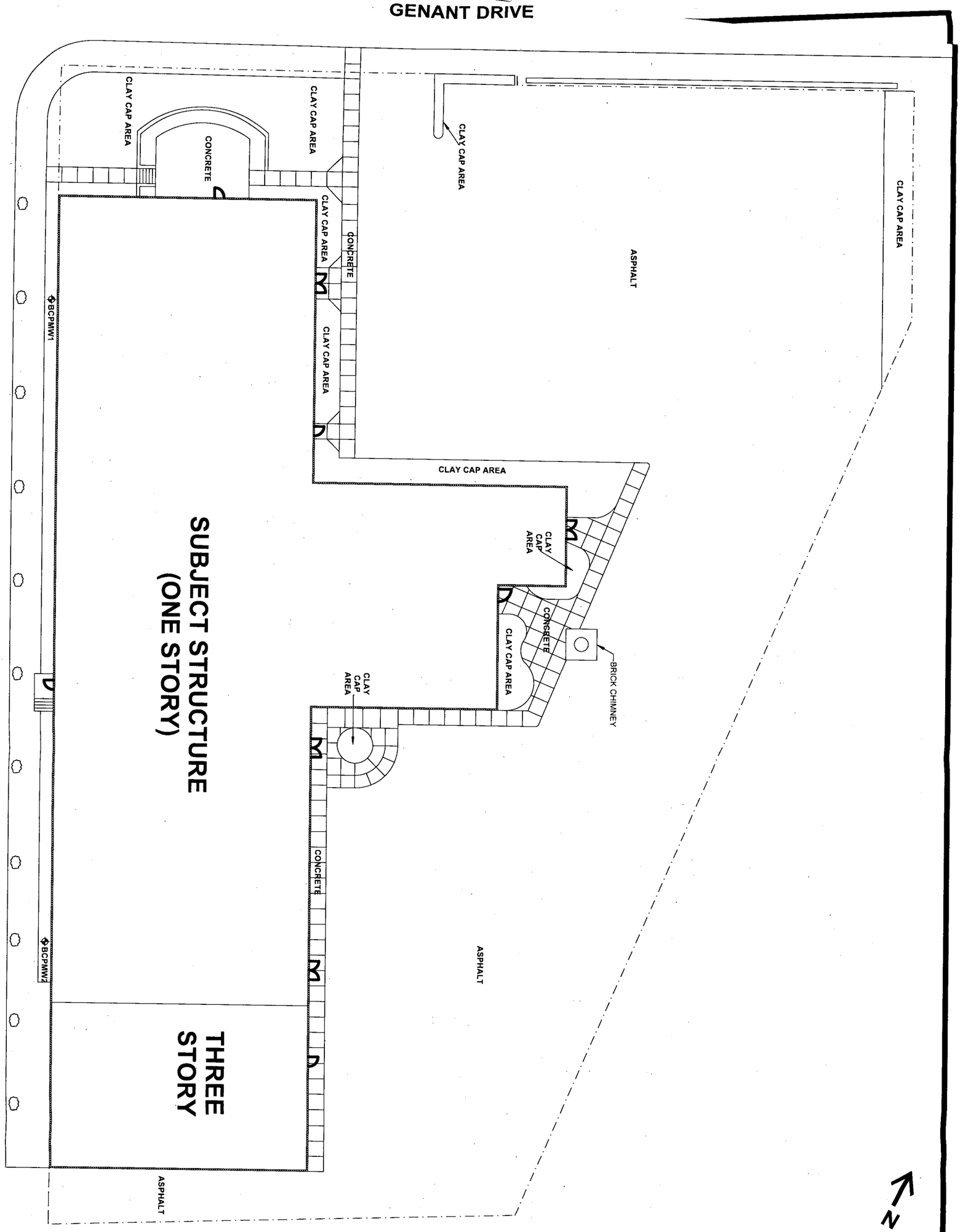
432 FRANKLIN STREET
SYRACUSE, NEW YORK
SITE #C734089
BCP #b7-0615-02-06

Drawn by: DPS

Checked by: DBR

0 30 60
Approximate Scale in Feet

LCS Project # 04S854.26



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BROWNFIELD CLEANUP PROGRAM
FIGURE 3- MONITORING WELL LOCATION PLAN

432 FRANKLIN STREET
SYRACUSE, NEW YORK

SITE#C734089
BCP#B7-0615-02-06

Drawn by: DPS

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0 30 60
Approximate Scale in Feet

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APPENDIX A

ANNUAL SITE INSPECTION CHECK LIST

Date	Time	All Blowers Operational?	Has any of the asphalt cap been damaged?	Has any of the concrete cap been damaged?	Has any of the clay cap been exposed/damaged?	Comments
		Yes / No	Yes / No	Yes / No	Yes / No	
		Yes / No	Yes / No	Yes / No	Yes / No	
		Yes / No	Yes / No	Yes / No	Yes / No	
		Yes / No	Yes / No	Yes / No	Yes / No	
		Yes / No	Yes / No	Yes / No	Yes / No	
		Yes / No	Yes / No	Yes / No	Yes / No	
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		Yes / No	Yes / No	Yes / No	Yes / No	
		Yes / No	Yes / No	Yes / No	Yes / No	

ENCLOSURE 1
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
INSTITUTIONAL AND ENGINEERING CONTROLS CERTIFICATION FORM

SITE DETAILS

SITE NO. **X-XX-XXX**

SITE NAME

SITE ADDRESS: ZIP CODE: XXXXX

CITY/TOWN:

COUNTY:

CURRENT USE:

CURRENT CERTIFICATION FREQUENCY: EVERY __ YEAR(S)

VERIFICATION OF SITE DETAILS

		YES	NO
1.	Are the SITE DETAILS above, correct?	☐	☐
	If NO, are changes handwritten above or included on a separate sheet?	☐	
2.	Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment since the initial/last certification?	☐	☐
	If YES, is documentation or evidence that documentation has been previously submitted included with this certification?	☐	
3.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property since the initial/last certification?	☐	☐
	If YES, is documentation or evidence that documentation has been previously submitted included with this certification?	☐	
4.	Has a change-of-use occurred since the initial/last certification?	☐	☐
	If YES, is documentation or evidence that documentation has been previously submitted included with this certification?	☐	
5.	Has any new information come to your attention to indicate that assumptions made in the qualitative exposure assessment for offsite contamination are no longer valid (applies to non-significant threat sites subject to ECL 27-1415.7(c))?	☐	☐
	If YES, is the new information or evidence that new information has been previously submitted included with this certification?	☐	
6.	Are the assumptions in the qualitative exposure assessment still valid (must be certified every five years for non-significant threat sites subject to ECL 27-1415.7(c))?	☐	☐
	If NO, are changes in the assessment included with this certification?	☐	

SITE NO. X-XX-XXX

Description of Institutional/Engineering Control	Control Certification	
	YES	NO
ENVIRONMENTAL EASEMENT	☐	☐
Type of Restriction here	☐	☐

CONTROL CERTIFICATION STATEMENT

For each institutional or engineering control listed above, I certify by checking "Yes" that all of the following statements are true:

(a) the institutional control and/or engineering control employed at this site is unchanged from the date the control was put in-place, or last approved by the Department;

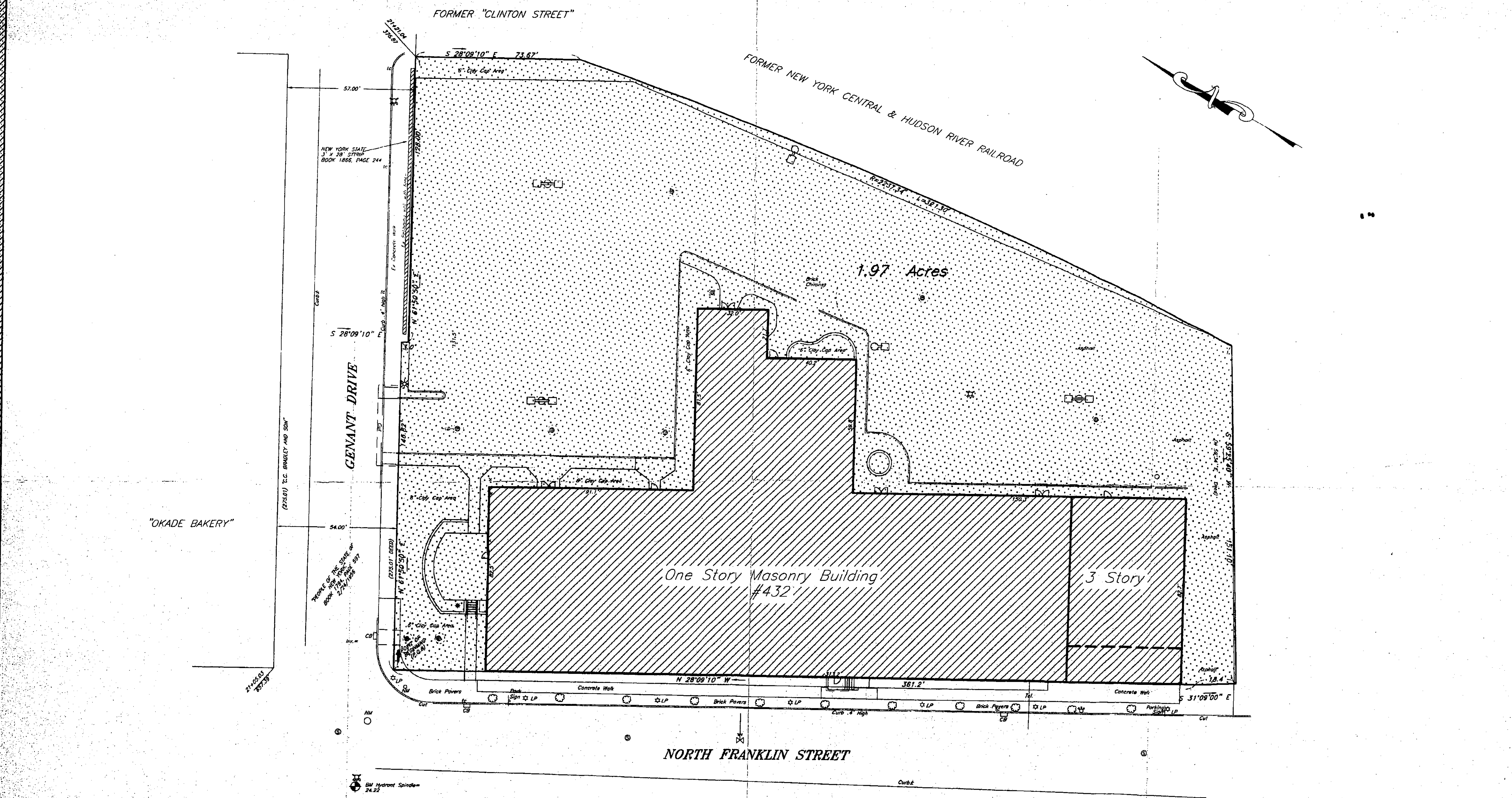
(b) nothing has occurred that would impair the ability of such control to protect public health and the environment;

(c) nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control; and

(d) access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control.

(e) if a financial assurance mechanism is required under the remedial work plan for the site, the mechanism remains valid and sufficient for their intended purpose under the work plan.

APPENDIX B



Tax #118-07-08
Pavements and fences shown approximately

Subject to a Current Abstract of Title
Utilities and any underground structures not certified

Deed Reference: 432 NORTH FRANKLIN PROPERTIES, LLC"
BOOK 4750, PAGE 443

= Subject to restrictions pursuant to the New York State Brownfield Program
Site Code No. V00588-7/Brownfield Cleanup Agreement No. C734089.

CHRISTOPHERSON
LAND SURVEYING
Syracuse & Tully, New York
Phone: (315) 437-9848 Fax: (315) 437-4634

Certifications are not transferable to additional institutions or subsequent owners. Certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Property corners, if any (found or set) as noted above. Utilities and Underground Structures Not Certified. It is a violation of Article 145 of the NYS Education Law to alter this map without the direct consent of the undersigned surveyor or his successor. The undersigned surveyor hereby certifies that this map is made from an actual survey of the property shown hereon.

(VOID UNLESS SIGNED IN RED INK) A. Christopherson

A RESURVEY/UPDATE OF THIS MAP BY OTHERS VOIDS THIS CERTIFICATION

Graphic Scale
(In feet)
1 inch = 20 feet

STATE OF NEW YORK · AUGUST L. CHRISTOPHERSON · NO. 34336 · LICENSED LAND SURVEYOR

NO.	DATE	BY	REVISION
1	11/10/03	H.B.C.	Boundary & Title Revisions as requested
2	6/28/05	H.B.C.	6" Clay Cap Area
3	8/15/05	H.B.C.	Brownfield Note & Hatch Area

6" Clay Cap Areas
PART OF MARSH LOT 40
CITY OF SYRACUSE
COUNTY OF ONONDAGA
STATE OF NEW YORK
Known as #432 North Franklin Street

Drawn by: JEB
Reviewed by: ALC
Date: 4/29/03
Scale: 1"=20'
File: 6212H
Disk: CD1593